

WHEN RECORDED RETURN TO:



200508100057  
Skagit County Auditor

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# Chicago Title Insurance Company

425 Commercial Street – Mount Vernon, Washington 98273 IC35663/BE10082✓

DOCUMENT TITLE(s):

1. GENERAL POWER OF ATTORNEY

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page \_\_\_\_\_ of the document

GRANTOR(s):

1. KATHLEEN L. FLAUDING

Additional names on page \_\_\_\_\_ of the document

GRANTEE(s):

1. JEFFREY K. FLAUDING

Additional names on page \_\_\_\_\_ of the document

ABBREVIATED LEGAL DESCRIPTION:

PTN. NE NW, Sec 18, T35N, R6E W.M.

Complete legal description is on page 4 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

350618-2-001-0008 (P41633)

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature

This cover sheet is for the County Recorder's indexing purposes only.  
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

GENERAL POWER OF ATTORNEY

BE IT KNOWN, that Kathleen L. Flauding has made and appointed, and by these presents does make and appoint Jeffrey K. Flauding true and lawful attorney for him/her and in his/her name, place and stead, giving and granting to said attorney, general, full and unlimited power and authority to do and perform all and every act and thing whatsoever requisite necessary to be done in and about the premises as fully, to all intents and purposes, as could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue hereof.

This power of attorney is only valid to sign any and all real estate documents to close the sale of the property located at 30534 SR 20 Sedro Woolley, Wa. 98284 needing my legal signature.

*Kathleen L. Flauding*

Kathleen L. Flauding

*Jeffrey K. Flauding*

Jeffrey K. Flauding

State of \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged by me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_ by: \_\_\_\_\_ who is/are personally known by me or who has/have produced: \_\_\_\_\_ as identification and who did not take an oath.

see attached (SEAL)  
Notary Public  
State of \_\_\_\_\_

My Commission Expires:



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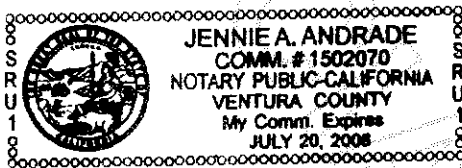
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Ventura } ss.

On July 23, 2005 before me, Jennie A. Andrade, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Kathleen L. and Jeffrey K. Handing  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.  
Jennie A. Andrade  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: General Power of Attorney  
Document Date: \_\_\_\_\_ Number of Pages: 1

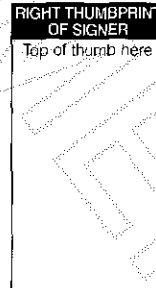
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer -- Title(s): \_\_\_\_\_
- Partner --  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



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Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** BE10082 MJJ

The East Half of the Northeast Quarter of the Northwest Quarter of Section 18, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT the South 466.49 feet thereof;

AND EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded January 14, 1958, under Auditor's File No. 560638, records of Skagit County, Washington;

AND ALSO EXCEPT that portion lying Northerly of said Highway 20, conveyed to Anthony G. Hamerski, by deed recorded September 10, 1991, under Auditor's File No. 9109100026, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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